

Business Property Guide

An Up to Date List of Business Properties To Let
Classified for Convenient Reference
Indicates For Sale.

FACTORY PROPERTY

Rhode Island.
PROVIDENCE—Soap Plant.
Wm. E. Brown, East Prov.
George H. L. of John B. Car-
penter, Providence, R. I.
New Jersey.
NEW JERSEY—Factories.
Robert S. Scarborough, 24-26
Clinton St., Newark, N. J.
J. L. Kinkaid, 70 Hudson St., Mo-
hock, N. J.
BET. Jersey City and Newark.
Joseph P. Day, 67 Liberty St.,
15 miles from N. Y. C. 50 acres.
Manhattan.
Factories—Wm. B. McFarrell, Cana-
dian Pacific Bldg. Phone Van-
derbilt 4690.
20,000 Sq. Ft. West Side, below
Canal. Phone Sterling 3764.
WEST SIDE—15,000 to 20,000 Sq.
Ft. Welles, 115 Broadway.
FACTORIES—Desirable. Galliard
Realty Co., Inc., 68 William St.
New York State.
FACTORY BLDG.—Chas. Yonge-
lin, P. O. Box 207, Fine Bush,
Orange Co., N. Y.

LOFTS

Manhattan.
17TH ST.—15 E. 25x75. \$2,000.
1. H. Pollack, 110 W. 40th St.
17TH ST.—17 E. Desirable.
I. H. Pollack, 110 W. 40th St.
21ST ST.—41 West. \$50 to \$225
monthly. Shuman, 170 Broadway.
20TH ST.—6th and 7th Aves. \$1,200.
Ames & Co., 20 W. 51st St.
32ND ST.—44-50 East. 64x110.
S. Fottis & Starr, Times Bldg.
30TH ST.—208 W. 18,000 Sq. Ft.
Cross & Brown, 18 E. 41st.
37TH ST.—241 W.—7,000 Ft.
W. J. Mulneux, 291 Broadway.
40TH ST.—52 W. 20x30.
Supt. on premises.
47TH ST.—5 E. 25x90 Ft. Rental
\$4,500.
Pease & Elliman, 340 Mad. Ave.
50TH ST.—430 E. 500 Ft. \$150
monthly. Baker.
68TH ST.—230 West. Reasonable
rent. Apply premises.
72D ST.—163 E. 2,200 Sq. Ft.
Inquire 54 floor, premises.
122D ST.—B'way. Reasonable
rent.
A. L. Shaw, 4032 Broadway.
5D AV.—1222. 1220 Sq. Ft. De-
sirable.
4th Floor premises.
5TH AVE.—122. \$1,500.
Shuman, 170 Broadway.
5TH AVE.—122. \$1,500.
Shuman, 170 Broadway.
5TH AVE. & 53d St.—Over 700 Sq.
Ft.
Mme. Simcox, 685 5th Ave.
5TH AVE. & 125TH ST.—8,000
Sq. Ft. each; reasonable.
Zetzkoff & Lerner, 250 5th av.
Harlem 4840.
ALLEN ST.—50. Very Desirable.
Elevator Service.
Apply premises. Ridley.
BROADWAY—2750. \$2,100.
Apply Supt. premises.
CHAMBERS ST.—120. 4200 Sq.
Ft.
Rogers, 7 Beekman st.
GRAND CENTRAL TERM.—Units
to suit.
Hup Realty Co., 229 E. 38th St.
LIGHT—Light, desirable. Apply
E. W. Miles Bldg., Inc., 312 E.
124th St.
LARGE and small units.
Ames & Co., 26 W. 51st St.
LIGHT LOFT—200 Sq. Ft. 405
Greenwich St.
On premises or N. B. Welch,
299 Broadway.
LOFTS. Prominent Ave. Bldg.
Duroso, 155 W. 14th St.
THOMAS ST.—68. 2,000 sq. ft.
Canal 4800.
WASHINGTON ST.—448.—Includ-
ing stable.
Kerschbach & Co., 20 Chambers St

STORES

Manhattan.
17TH ST.—17 East. Desirable.
I. H. Pollack, 110 W. 40th St.
24TH ST.—121 West. 25x110.
Shuman, 170 Broadway.
34TH ST.—202 W. 18,000.
J. E. Marx, 201 W. 33d St.
34TH ST.—247 W. Desirable.
\$5,000.
J. E. Marx, 201 W. 33d St.
44TH ST.—36 W. 780 Sq. Ft. Bar
Building.
Apply premises.
44TH ST.—36 W. 8,300 Sq. Ft.
Bar Building.
Apply premises.
50TH ST.—42 W. 100 Ft. Deep.
\$5,000.
J. E. Marx, 201 W. 33d St.
50TH ST.—42 W. Parlor Store.
Attractive. \$5,000.
J. E. Marx, 201 W. 33d St.
57TH ST.—9 E. 20x50. Desirable.
Apply premises. Roberts.
57TH ST.—22 W. 22x50. Lease.
\$5,000.
Friedberg.
57TH ST.—147 W. Attractive Rent.
\$2,700.
J. E. Marx, 201 W. 33d St.
57TH ST.—147 W. Two Stores.
Rent \$8,000.
J. E. Marx, 201 W. 33d St.
57TH ST. & Columbus Ave.
Apply John P. Peat, 322 W. 25d.
57TH AVE. & 57th St.—Second floor.
Douglas L. Elliman & Co., 15
E. 40th St.
57TH AVE. & 125th St.—Reasonable
Rent.
Zetzkoff & Lerner, 2025 5th Ave.
EDGEBOURNE AVE.—134. with
rooms. \$80.
Apply premises.
BROADWAY & 54th St. Rent
\$75-\$100 Per Month.
Shuman & Hobbs, 163 W. 72d.
B'WAY 507—4500 sq. ft.
Bar & Calhoun, 517 W. 72d St.
B'WAY 6020. First floor.
Deltabaum, 517 W. 130th St.
PARLOR FLOOR STORE—
Bryant 1180. Read.
N. E. St. Nicholas and 188th—
\$2,200 to \$2,500.
Agent on premises. McMahon
Co., 143 St. Nicholas Ave.
S. E. Car. Burdette and Creston
Aves. Inquire premises.
GRAND CENTRAL TERM. Units
to suit.
Hup Realty Co., 229 E. 38th St.
DESIRABLE stores, reasonable
rent. Duroso, 155 W. 14th St.
New York State.
STORES—Chas. Vogelin, P. O.
Box 28, Fine Bush, Orange Co.,
N. Y.
Long Island.
MEERBICK ROAD 273-281. 23 Ft.
side. 80x125. Pile-Grav.
Real Estate, 201 Montague St.,
Bklyn.

For detailed information regarding listings mentioned above,
see announcements on pages 10, 11 and 17.

LUMBER TRADES HIT BY RAIL STRIKE

Still Feels Effects of Shortage
of Cars; Condition Shows
Some Improvement.

"While the railroad situation generally seems to have shown considerable improvement within the last week, lumber shippers still are wrestling with an acute car shortage, as cars continue to be diverted to the movement of coal, grain and cotton, says the American Lumberman. "There is a marked decrease shown in the amount of business placed with Southern pine mills, but this does not necessarily indicate a cessation of demand. Shippers as a rule are declining to take orders where prompt shipment is necessary, as there is no assurance that cars can be secured in which to make these shipments. "On the west coast latest reports show production about 2 per cent. above normal, but this has not as yet resulted in any undue accumulation of stocks, for stocks on mill yards there and all over the country are low and assortments are badly broken. The temporary lull in demand will enable mills generally to fill up broken assortments and bring their stocks up to a point more nearly normal. "Harms that have prevailed pretty generally throughout the lumber trade during last week have created a better feeling in those sections and business already has been given additional impetus. Hardwood demand has slowed up to some extent, but prices remain unchanged. Dry stocks of hardwood will be light during the winter and manufacturers are looking forward to the certainty of a firm market. Logging camps in the North are experiencing considerable difficulty in securing sufficient men to operate at capacity, and this labor shortage is going to reduce materially the output and thus in turn reduce lumber production in that territory. "Recent advances in prices of building lumber have had the effect of slowing up building in the southeast, notably the larger cities, but advances that have been made up to this time seem justified by increased demand, decreasing stocks and increased costs. Every effort is being made by manufacturers to stabilize the market, and as soon as buyers are convinced that prices are on a stable basis and producers are in position to handle the business buying will resume on a large scale."

WILL BUILD HOMES FOR BROOKLYN LOT BUYERS

Developers Offer New Plan to
Prospective Customers.

Pay for your lots and get your house built at cost by group construction methods is the notable departure from the usual real estate selling methods pursued by Wm. E. Harmon & Co., Inc. at their latest Brooklyn property, Hyde Park. This property centers around Utica avenue and Paragard road, in the Flatbush section, and is peculiarly adapted for the construction of moderate priced homes. Those who want such homes have usually only a moderate amount of cash, and the best plan enables the buyer to get the most for what they have to invest. "It's the best plan alike for the home buyer and for the builder," said a representative of Wm. E. Harmon & Co., Inc. "We are primarily land developers. Most of our customers by expecting to some day build their own homes. This plan enables them to do so at once with a very moderate amount of cash. We have prepared a number of plans, which give the one who buys a plot, even on contract with but a small amount of down, the choice of several different types and models; and we give a contract to a reliable builder to put up a number at once. The home buyer gets the advantage of the quantity price, the builder gets his financing all arranged, has no selling expenses and can therefore make a fair profit, while the home buyer saves all these extra costs. "People who look into this proposition are at once impressed, in the days of high costs, with how simply a big organization like ours can cut costs. Our organization can more easily and better supervise the work than can the man who has only his one house to put up. The builder can work much cheaper and more profitably when he has a number of lots to build at once. We are satisfied to sell a certain number of lots in this manner, knowing that every house built enhances the value of all unsold lots."

FINISHING EXCHANGE ANNEX.

Brokers' Offices Will Be Ready for
Tenants in November.

The twenty-two story addition to the New York Stock Exchange Building at Wall and Broad streets is nearing completion and will be ready for occupancy about November 1, 1922. In addition to being the most modern building downtown there are many features in connection with the building which make it attractive for brokers who are members of the New York Stock Exchange, among them being the Stock Exchange Safe Deposit Company's vaults, various branches of the Stock Clearing Corporation, the newly decorated and greatly enlarged Luncheon Club, to say nothing of the trading floors of the Stock Exchange itself. The building has been erected on an irregular plot extending approximately 53 feet on Broad street, 156 feet on Wall street and 100 feet on New street, for several years between Stoddard place and the Wall street wing of the Stock Exchange Building and the Wilks Building. Trowbridge & Livingston were the architects.

BROKER BUYS IN SCARSDALE.

Henry Zuckerman Buys Marie
Obry Estate on Drake Road.

The estate of Marie Obry has sold its property on Drake road in the Heathcote section of Scarsdale known as Rowley House to Henry Zuckerman, a member of the New York Stock Exchange. The property was held at \$75,000. The land comprises 4 1/2 acres with extensive flower gardens, tennis court, etc. The stone and stucco dwelling contains 30 rooms, 12 bathrooms, 12 closets and a large garage and chauffeur's cottage. M. & L. Hess, Inc., represented the purchaser and the Fish-Garmay Realty Corporation represented the seller.

Y. M. C. A. CLUB OPENS.

The Real Estate Club of the West Side Y. M. C. A. will resume its sessions with a dinner on next Tuesday evening, September 19, at 6:30 P. M., to be held at the association, W. H. Wyckoff of Pease & Tulman, who is president of the club, will preside, and the speakers will include A. C. McNulty, general counsel of the Real Estate Board, who will talk on the real estate brokers' license law, and J. Clyde Cushman, president of Cushman & Wakefield, who will give a talk on the successful management of business property.

Madison Avenue Becoming Trade Rival of 5th Avenue

By ARGYLL R. PARSONS,
Of Douglas L. Elliman & Co., Inc.
To the casual observer, real estate developments generally appear to happen more of their own accord than through the influence of some large impelling force, not always evident on the surface. This actually may be the case in many cities, but it is not so in New York. The various stages of real estate development in this city have been the result of some definite geographical formation, plus railroad terminals. The intensive development of that section lying between Thirty-fourth and Forty-second streets was the result of the Grand Central Terminal at Forty-second street and the Pennsylvania Terminal at Thirty-third street. The tremendous influx through these great railway terminals of suburban traffic made this the logical location for the large department stores and affiliated lines. In the territory bordering on this area is found the extensive retail and specialty shops, while the residential area, formerly in the lower section, was gradually pushed northward by the invasion of these large business houses and is now located above Fifty-fifth street, east and west of the park. The great avenue which starts at Washington Square and which practically bisects Manhattan Island, because of its position, naturally at the outset had become the fashionable residential thoroughfare. With the removal of the residences further north the avenue became increasingly popular as the important retail business thoroughfare in this metropolis. The fact, however, that the expansion of the retail trade east and west was limited as well as its northerly extension, due to the park at Fifty-ninth street, brought into demand a parallel thoroughfare to relieve congestion. This is the Madison avenue, separated from Fifth by short blocks, has become secondary only to Fifth avenue itself. It is interesting and instructive to note the development of this thoroughfare in the past ten years. The four corners at Forty-second street are improved with great office buildings such as the Union Building at the southeast, the Liggett, Winchester at the northeast and the National City Bank at the northwest. At Forty-third street the Canadian Pacific Building absorbs all but two lots

on the west side of the avenue, while the Biltmore Hotel occupies the entire block on the east side. At the northwest corner of Forty-fourth street is Brooks Brothers, and just to the north of them is the new Borden Building, the corner store of which has been leased to the Eastman Kodak Company. On the east side the American Bond and Mortgage Company is to occupy the building which replaced the old Schmidt Brothers property. On the southeast corner is a fine fifteen story structure on the old site of the Tiffany Studios. At the north-west corner of Forty-fifth street is Abercrombie & Fitch, with Tripler & Co. at the southwest corner of Forty-sixth street in the Marlin Rockwell Building. From Forty-fifth to Forty-sixth streets on the east side will shortly be erected the new Hotel Roosevelt, containing 1,200 rooms, with stores on the Madison avenue frontage on the grade floor. Opposite the Ritz-Carlton, which occupies the block front from Forty-sixth to Forty-seventh street, the twin twelve story buildings of Webb & Knapp are in course of construction. One of these buildings will become the home of the Tiffany Studios. With the completion of these the entire Madison avenue frontage on both sides will have been developed with imposing permanent commercial or hotel buildings. This development continues up Madison avenue, improving its character, though less conspicuous in size.

RENT NEWARK GARAGE FOR GENERAL MOTORS CO

Longest Structure in Jersey in
Leasing Deal.

The General Motors Company has leased through Feist & Feist their automobile showroom and service station, the longest in New Jersey, at 957 to 963 Broad street, 100x375 feet, extending to Halsey street, with an eight-foot entrance on Court street. The southerly half will be occupied by the Hudson Motor Car Company and the northerly half by the Foley Chevrolet Motor Car Company.

The same brokers sold the modern two-family house, 40x100, at Shearer avenue and Osborne terrace in the Weequahic Park section, for Morris Feist & Co. Benjamin Weinstock also sold the two-story building, 234 Washington avenue, Belleville, 60x200, for Miss Mary E. Mullaly to Michael Ross, and the one-story house, 49 Chester avenue, 35x100, for Mrs. Margaret Battersman to Joseph Scher, who will remodel it. In the Clinton Hill section Louis Schaeffer, Inc. sold for the Liggett & Peter A. Doerzbacher to the Berkeley Land and Improvement Company, 20-26 Hobson street, north of Hawthorne avenue, 25x100, which the new owner will improve with seven two-family dwellings.

QUEENS BOROUGH MARKET.

The Toussy estate of Brooklyn and New York sold to J. Brown the plot 50x100 feet on the northeast corner of Sinclair and Robinson avenues, Flushing, on which the buyer will erect a six room bungalow for his own occupation.

J. Albert Johnson sold for Harry Corush the ten room dwelling, 50x100, at 123 Leavitt avenue, Flushing. Clarence W. Wisniaman has purchased an elevator and garden apartment at 159 Twenty-second street (Elm Court), Jackson Heights. Another Jackson Heights purchase is that of Norman R. Freecott, an artist, who has purchased a garden apartment in 178 Twenty-second street (Elm Court).

W. H. Schabehorn has sold lots in Springfield Hillcrest, Springfield, L. I. to the Springfield Hillcrest Realty Co., Inc. of New York. Charles Schmullin of Springfield; Allen McConville of Brooklyn; Peter Frost of Springfield; N. E. Schabehorn of Manhattan; Arthur Heuser of Brooklyn; Thomas Mott of Lynbrook; Walter Uffert of Richmond Hill; and to Gustav Degenering of Springfield. The same broker also sold a three room and four lot on the Norrick road to Frederick Schwedner of Springfield.

BROOKLYN TRADING.

J. Lacob sold for Sadie Herz to the Art Building Company a plot 60x100, on the northeast corner of Avenue J and East Eighth street. The buyers will erect a one family house.

A. Mishkin sold for B. Bayles a plot 60x100, on the southwest corner of Avenue I and East Ninth street. Bayles & Horton Co. with J. Howard Ashfield, Inc. sold 1240-1242 Dean street, between Nostrand and New York avenues, two three story buildings, 40x100, for Mrs. A. Peck.

Really Associates sold the row of eight two-family houses and one new one-family house on the north side of Sullivan street between Stoddard place and Ludlum place. The buyers are: James H. Voxlou, Henrietta Casey, Helen M. Pearson, H. I. Smith, Benjamin Schwartz, C. J. and N. Papancopolos, J. and M. C. Burns to Charles T. and Mildred L. Murphy, and Robert J. Beatty.

Martin Company leased to London Whitney, 2000 E. 10th St. in 578 Atlantic avenue. Joseph Stein sold for W. Umschewer, 1240 Fifty-fourth street, also for Hilda Belasco, 5317 Twelfth avenue, to Leo Block for occupancy.

MARKET BRIEVITIES.

Christian Schildwachter who has been engaged in the manufacture and building of carriages and automobile bodies since 1867 has retired to engage in a general real estate business at 110 E. 25th street. Mr. Schildwachter has been the treasurer of the Harlem Property Owners Association for the past twenty years. Carrie Hirsch and Bertha Levin sold 27,500 for the tenement at 302 West 114th street, and Thornton B. Barnes is the buyer of 557 Eleventh avenue, both recently reported sold.

\$200,000 GARAGE IN BRONX.

The New York Telephone Realty Corporation will erect a two story garage, 202,28x115, on the east side of White Plains avenue from Penfield avenue to J. Clyde Cushman, president of Cushman & Wakefield, who will give a talk on the successful management of business property.

CITY REAL ESTATE

Pelham Park Section

"A City Home Among Country Surroundings"

OWN YOUR OWN HOME

FREE and CLEAR in 10 Years
While Paying Rent

Selling fast. Only a few left.
Sample house
now open.



At Ellis and Castle Hill Aves., Bronx
READY FOR OCCUPANCY OCTOBER FIRST

A better house for less money.
2 family brick Semi-Detached, Tax Exempt.
With every improvement, including 2-car garage.
Each house contains two 6-Room Apartments.
INSPECTION INVITED—DAILY AND SUNDAY

Take Lexington Av. Subway to 125th St., then Pelham Bay Park train to Castle Hill Av. Station, walk 2 blocks south, or take 177th St. crosstown line. Get off at Ellis or Havemeyer Av.

CASTLE HILL REALTY CORP.

Builder and Owner.
Office: 2804 Third Avenue, Bronx, N. Y.
Phone Mott Haven 5571

POTTER AVENUE REALTY CORP.

30 EAST 42D STREET
Phone Murray Hill 6896
DAVID W. KEEN, HENRY B. SALTZMAN—Managing Directors

HOW TO REACH PROPERTY:—Take any Interborough subway and change at Grand Central for Queensborough subway (Astoria Branch), get off at Ditmars Avenue station, then walk toward Van Alst Avenue, on Potter Avenue. Representatives on property daily and evenings.

ONLY FIFTEEN DAYS TO OCTOBER 1ST

The remaining 40 houses left of the 200 houses on Potter Avenue development will advance \$500.00 after above date. You should not hesitate to buy one now because THERE ISN'T A PROPOSITION IN HOME-BUYING TO EQUAL THIS ONE IN THE ENTIRE CITY OF NEW YORK.

\$1,000 Cash Buys This New Brick \$8,500 Home

Balance Payable in 15 Years—Cost Per Room Not Exceeding \$7;
Tax Exempt; adjoining 1,000,000 Park and Water Front; 14 Minutes from Heart of Manhattan via Interborough Subway. On Potter Avenue, Astoria (Ditmars Ave. Station), 5-Cent Fare.

PRICE ADVANCES \$500 ON OCTOBER 1

One family Porch. Six rooms and bath. steam heat, hot water, electricity, gas range, white enameled sink, drain board and bathroom fixtures, parquet floors, hardwood trim; laundry in basement.

PRIVATE GARAGE DRIVEWAY.

Constructed Under the Inspection of the
METROPOLITAN LIFE INSURANCE CO.
For Further Particulars Write or Call



SHOWING CORNER HOUSE.

New Garden Houses

with Garages—in New York City



An attractive group of twelve white stucco houses with green roofs, is now being built at 238th Street and Orloff Avenue, near Broadway adjoining Golf Course at Van Cortlandt Park. Your choice of six, seven or nine rooms.

\$10,000 to \$19,000, Tax Exempt

Close to Broadway and Lexington Avenue subways, and Putnam R. R. Station. All conveniences, including heat, electric light, gas enclosed porch, tile bath and hardwood floors. Designed by Hoppin & Koen, architects. Ready October, 1922. Title policy furnished free to each purchaser. Send for descriptive folder H.

EUGENE L. LARKIN, Selling Agent
291 Broadway, N. Y. 3486 Cannon Place, Bronx, N. Y.
Telephone KIdney 3038
THOMAS T. HOPPER CO., Owners and Builders 101 Park Avenue, N. Y.

CITY REAL ESTATE

Business Properties

ASHFORTH

501 FIFTH AV. 5th Fl.

FISCHER

600 6TH AVE. NEAR 4TH ST.
REAL ESTATE IN ALL BRANCHES.
LONGACRE 370-73.

Real Estate Management & Brokerage Co., Inc.

Call or write
253 Broadway
Tel. Barclay 2944

CROSS & BROWN

Real Estate in all its branches.
18 EAST 41ST ST. 207 BROADWAY
175 FIFTH AV. B'WAY & 57th St. Fls. Bldg.

CITY REAL ESTATE

Business Properties

HESS

INC.

JOSEPH MILNER

REAL ESTATE
600 5th Ave. Tel. Vanderbilt 3007.

CHARLES BERLIN

Property Management.
3883 B'way & 141 E. 17th St.

Commercial Property

440 1261 Broadway
Real Estate
George B. Corsa
10 East Forty-third Street, New York.